

5131

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: NAGANO, MantaroHOME ADDRESS: Box 362, Duncan, B.C.REGISTRATION NUMBER 08288SEX: MaleAGE: 70OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: NoneMARRIED? WidowerNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: None

AGE OF CHILDREN: _____

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lots 6 to 15, Plan 1546 and Block 9, Plan 798-A except that part thereof subdivided by plan 1546. Total area about 4 acres. Situated in the middle of Duncan City.

2. BUILDINGS AND OTHER IMPROVEMENTS: All buildings wooden construction.

- | | |
|---------------------------------|--------------------------------|
| (1) Residential House, 5 rooms. | (4) Comb'd. Cabin & Root-house |
| (2) Barn | (5) Chicken House (cap. 40/50) |
| (3) Greenhouse | (6) Woodshed |

3. INSURANCE (Give particulars; state where policies are) House insured for \$1000.00. Policy in the hands of Duncan & Christmas Ltd., Duncan, B.C.

4. TAXES (Amount and where payable) About \$60.00 per annum. About 2 years in arrears. City of Duncan, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Mortgage of \$1200.00 at 8% to the Wm. C. Duncan Estate. Interest is in arrears for 10 years.

6. OCCUPANCY AND LEASES (If vacant so state) Left to the discretion of Duncan & Christmas Ltd., Duncan, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Duncan & Christmas Ltd.,
Duncan, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN A variety of vegetables.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- Left in the house Box 362, Duncan, B.C., and the other buildings,
furniture, household effects, tools, farming implements, etc.,
as per list attached.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

Reg. No. 03988

TOTAL \$1079.25

3 Sold by auction 24/2/44 Duncan S.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: To Mr. Tamejiro Tamura, Duncan, B.C., about a \$1000.00.
(for sundry loans over a period of years)

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 23rd day of April 1942.

(Signature) M. Nagano

Geo. H. H. H.
Witness

FOR DEPARTMENTAL USE

P.D. 19/1/43
INFORMATION FROM R.C.M.P.

DATE Sept. 11/43

Our File No. 5131

Full Name MAQANO, Mantaro
(Surname in Block Letters)

Registration No. 08988

Male - Female
(Check)

Age Nov. 6, 1870

Former Address Box 362, Duncan, B. C.

Date Evacuated Sept. 28/42 Naturalized - Canadian-Born - National
(Check)

Present Address C/o L. Johnson, RR #1,
Bay Farms, Slocan, B. C.
Port Stanley, Ont.

Widower
Married - Single
(Check)

Name of Wife Dec'd

Name of Husband

Name of Mother Dec'd

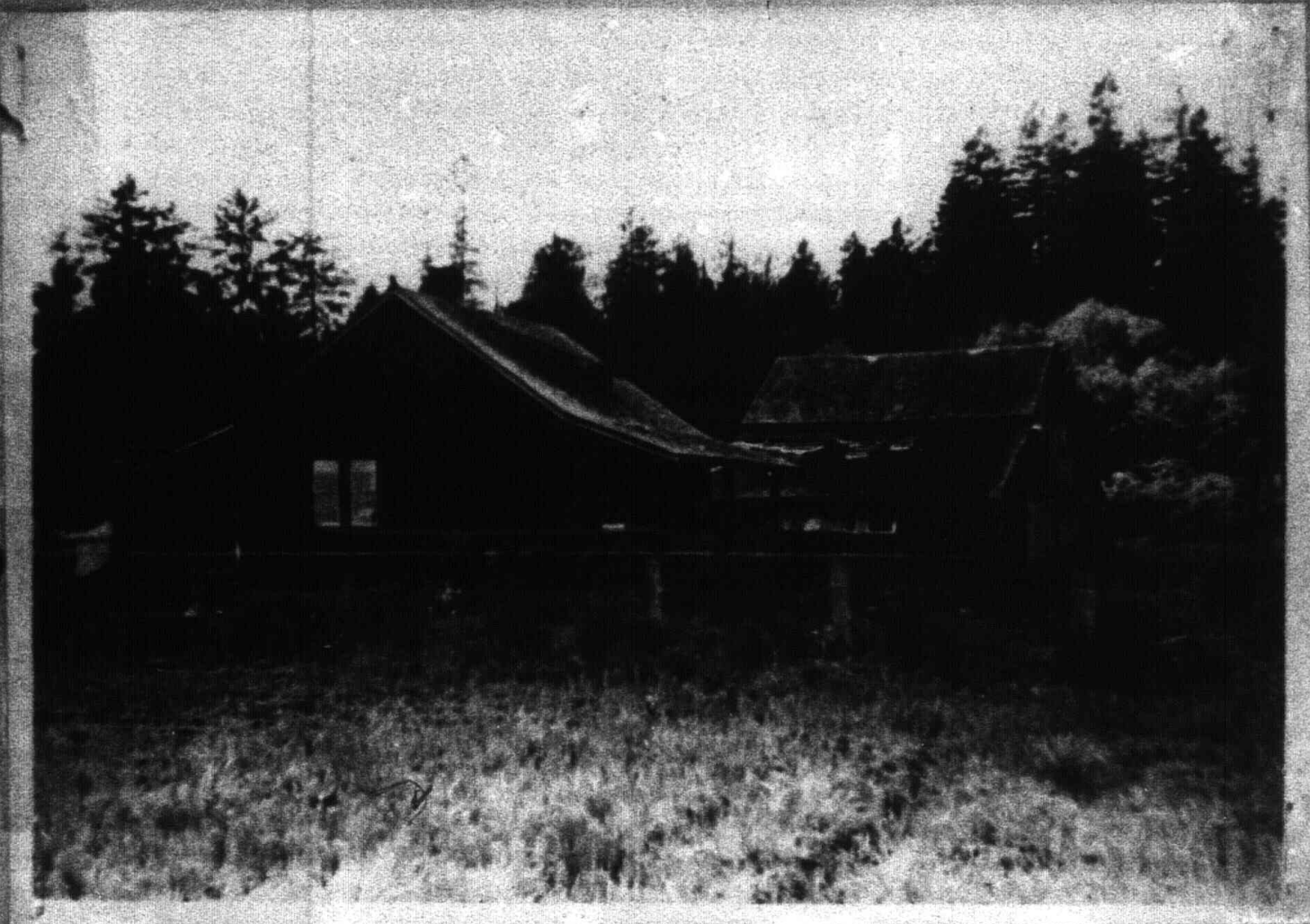
Name of Father Dec'd

Names of Children under 16

Requested by GM

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer House & 4 acres.



File # 5131



File # 5131

THE OFFICE OF THE CUSTODIAN: JAPANESE EVACUATION SECTION

OUTLINE OF INFORMATION REQUIRED TO COMPLETE THIS FILE: No. 5131

Name of Owner of Property NAGANO, Mantaro Registration No. 08988
 Address: Police Registration Box 362, Duncan, B. C.
 As declared Box 362, Duncan, B. C.
 To which evacuated Slocan Extension (Sept. 28/42) 40 L. JOHNSON, 2201, Port Stanley D.

Internee or enemy alien relationship — Enemy File No. _____
 Family relationships: Wife Deceased File No. _____
 Children 16 or over Kikimatsu NAGANO, # 08988 File No. 8276
 Father, Deceased File No. _____, Mother Deceased File No. _____

Name of Original Investigator _____
 Bill received _____ Copy sent to Accounting Department _____
 Bill paid _____ Date paid noted on bill _____

Name and address of Agent for Custodian _____
 Terms of agency _____

Name and address of Agent for Japanese _____
 Terms of agency _____

REAL PROPERTY (Real Estate):

Property address _____
 Legal description _____
 Search of Land Registry Office _____
 Search of Judgment Book _____
 Vesting order _____
 Certificate of encumbrance _____
 Tax Statement (and date for pre-payment) _____
 Water and other rates _____
 Encumbrances and particulars of each:
 Mortgage _____
 Agreement for Sale _____
 Liens _____
 Judgments _____
 Notice of Tax Sale _____
 Others _____
 Insurance—full particulars _____
 Leases or rental arrangements—full particulars _____
 Liquidated or otherwise disposed of—full particulars _____
 Summary of Real Property, as at a given date _____

PERSONAL PROPERTY:

Complete inventory showing various kinds of property:
 Stock-in-trade _____
 Equipment _____
 Household goods _____
 Farm implements and tools _____
 Bills receivable and accounts receivable _____
 Choses in action _____
 Interest in an Incorporated Company in any protected area in British Columbia _____
 Fishing vessels sold or undisposed of _____
 Motor vehicles _____
 Cameras _____
 Radios _____
 Firearms _____
 IN EACH CASE:
 Confirmation of ownership _____
 Encumbrances _____
 Where located _____
 In whose care and all particulars _____
 Insurance—full particulars _____
 Liquidated or otherwise disposed of _____
 Summary of Personal Property as at a given date _____

LIABILITIES:

Claims (Bills payable and accounts payable)
 Identified _____
 Supported by affidavit _____
 Confirmed _____
 Paid _____
 Dominion Income Tax _____
 Business Tax and Licences _____
 Workmen's Compensation _____
 Summary of Personal Liabilities, as at a given date _____

RECAPITULATION:

Statement of affairs _____

LIABILITIES SUMMARY

File 5131.

Mantaro NAGANO

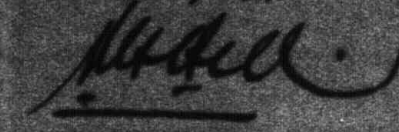
Reg. No. 08988.

- (1) \$1,000.00 Tamejiro TAMURA (File 5511). Apr. 23/42, Debtor's "JP" form; and Apr. 24/42, Creditor's "JP" form ("sundry loans over a period of years"). No reply received to our only letter (Mar. 20/44). Balance of account used (Nov. 18/47) by Custodian to make a pro rata payment of \$203.02 against this debt, creditor being referred to debtor with regard to unpaid balance of \$796.98.
- (2) \$ 48.50 Jubilee Hospital (File G/68). Extract, dated Apr. 28/42, against Mantaro NAGANO. No reply received to our only letter (Mar. 20/44). Balance of account used (Nov. 18/47) by Custodian to make a pro rata payment of \$9.84 against this debt, creditor being referred to debtor with regard to unpaid balance of \$38.66.
- (3) \$ 73.69 Gihei KAWAHARA (File 1746). Referred to debtor at Hastings Park on July 17/42. NAGANO declared (July 20/42) that this claim was 10-12 years old and had been settled with vegetables of equal value supplied to Gihei KAWAHARA.
- (4) \$ 35.00 Drs. Bissett, Watson, McHaffie & Beever-Potts, against "Mrs. L. Nagano". Aug. 25/43, office letter of enquiry. Reply, Mar. 15/44, from R. Nagano stating: "....under present conditions we are unable to pay this claim."
- (5) \$ 12.00 Drs. Bissett, Watson, McHaffie & Beever-Potts. Against "Miss G. Nagano". No reply to office letter of enquiry dated Mar. 20/44.

There are no other claims recorded in this file.

The above summary is certified to be in accordance with the information on file.

19th November, 1947.



- MEMORANDUM -

TO: Mrs. MacArthur.

FROM: G. H. Peers.


December 29, 1942.

File 5131

Re: Mantaro NAGANO

The property of the above at Duncan, B. C. is estimated to be worth \$1500.00. Principal and Interest on the Mortgage amount to \$2291.75 and taxes \$163.58 making a total against the property of \$2,455.33. The owner of this property has refused to give a Quit Claim. Should we authorize the holders of the Mortgage to start foreclosure proceedings in view of our letter to the owner dated December 9th, 1942.

There is a Provincial Moratorium on all Mortgages dated prior to 1932 which, I believe, is still in effect.


G. H. Peers.

GHP/P.

File No. 5131

December 30, 1942.

MEMORANDUM

To: Mrs. McArthur

From: Mr. Russell

Re: Mantero NAGANO Reg. #08988

I am sorry that it is not possible to answer offhand the question implied from Mr. Peers memorandum of 29/12 referred by you to me. Matters can sometimes be dealt with from the knowledge of general principles that is available in this Department but the present is a case which appears to turn on the exact meaning of specific Statutes. It does not seem likely that any moratorium would preclude foreclosure in such a case as the present where the principal and interest outstanding are so greatly in excess of the value of the land, but without knowledge of the provisions of the Act no opinion can be given nor any suggestion made as to the wisdom of a formal permission being given for foreclosure to proceed.

I suggest that in the meantime there is no objection to the attached letter being sent to NAGANO. While reply is pending information can be had either by way of a directive legal opinion or by way of the purchase of statutes.

MWR

FBR/CD

MEMORANDUM

File 5131.

Cat. Nos. 574 & 575.

TO: Mr. Ian Macpherson.

FROM: Mr. R. G. Bell.

October 9th, 1945.

Re: Lots 5 to 15, inclusive, of Section 18, Range 6,
Quamichan District, Plan 1546.

AND

Block 9 of Section 18, Range 6, Quamichan District,
Plan 798-A, Except that part thereof subdivided by
Plan 1546.

No acknowledgment has been received to our double registered
letter of the 24th August addressed to the registered owner of the above
properties, Mantaro NAGANO, Reg. No. 08988, and vacating of Custodian's vesting
order should now be proceeded with to permit of mortgagee to commence foreclosure
proceedings as desired.



RGB/P.

GENERAL SUMMARY

File 5131.

Mantero NAGANO.

Reg. No. 08988.

This 70-year old Farmer, a Japanese-National, from Duncan, B. C., signed a Custodian "JP" declaration form on the 23rd April, 1942. He was a Widower at date of evacuation (Sept. 28/42).

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summaries for particulars of two Duncan properties (Cat. 574 & 575) of which Mantero NAGANO was the registered owner but in which his equity had been wiped out by a registered mortgage and accumulated interest and tax charges long before Custodian vesting was vacated to permit foreclosure proceedings by Mortgages. See our letter of Aug. 24/45 to Mantero NAGANO.

Personal Property: See Chattels Schedule for particulars of chattels disclosed in file, many of which were not declared by this evacuee but would appear to have been in the possession or use of his 50-year old son, Rikimatsu (File 8346), also a widower (with 5 children), who declared nothing.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

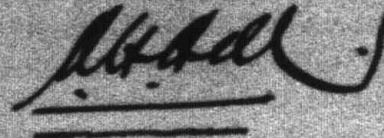
Life Insurance: None.

Liabilities: See Liabilities Summary for particulars of claims (5) recorded in this file.

Funds: There is a balance of \$212.86 standing at the credit of this account at the present time, representing balance of proceeds from auction sales.

The above summary is certified to be in accordance with the information on file.

6th October, 1947.



RGB/P.

TO WHOM IT MAY CONCERN:

WHEREAS THE UNDERSIGNED Mantaro HAGANO formerly of Dugan, B. C. is the Mortgagor of Lots 3 to 15 inclusive of Section 18, Range 6, Quanichan District Plan 1546 and Block 9 of Section 18, Range 6 Quanichan District except that part subdivided by Plan 1546.

AND WHEREAS UNDER THE SAID mortgage there is now due and owing at least the sum of \$2291.75 and there are taxes outstanding and delinquent amounting to the sum of \$163.58 against the property mortgaged while the value of such property has been truly set at about \$1500.00.

NOW, THEREFORE, I EXPRESS it as my wish that I be released from all liability under the said mortgage and taxes and in return for such release I undertake to abandon the said property completely to the Mortgagor and further I request the Custodian of Enemy Property to negotiate with the Mortgagor to the end that I be released from all liability under the said mortgage and for the said taxes.

IN WITNESS WHEREOF I have hereunto set my hand this
day of January 1942.

Witness

.....
.....
.....

REAL PROPERTY SUMMARY

(NO EVACUEE EQUITY)

Cat. No. 575.

File No. 5131.

Name: Mantaro NAGANO.

Reg. No. 08988.

Address: Third and Jubilee Sts., Duncan, B. C.

Legal Description: Block 9 of Section 18, Range 6, QUAMICHAN DISTRICT, Plan 798-A,
EXCEPT that part thereof subdivided by Plan 1546.

Classification: Combined Cabin and Root House, Greenhouse and small Chicken House.

Registered in the name of: MANTARO NAGANO.

State of Title: Registered Mortgage (55117-G), inter alia, dated 6.2.25 for \$1200.00
@ 8% per annum in favour of Kenneth F. Duncan, In Trust, From Mantaro
NAGANO.

On 24th August, 1945, Mantaro NAGANO was advised that outstanding
principal of Mortgage amounted to - - - - - \$1200.00
Interest to 8th February, 1942 - - - - - \$1333.75
Outstanding taxes, excluding interest - - - - - \$ 251.30
plus interest from 8th February, 1942, and in consequence Custodian
was vacating his vesting order to permit Mortgagee to take foreclosure
proceedings. Appraised value of this (\$900.00) and other (\$1000.00)
property involved, totals \$1900.00 only. Mortgagee's lawyer was
advised 10th October, 1945, that vacating certificate had been filed with
the Land Registry Office.

The above summary is certified to be in accordance with the information on file.

29th December, 1945.

[Signature]

RGB/P.

REAL PROPERTY SUMMARY

(NO EVACUEE EQUITY)

Cat. No. 574.

File No. 5131.

Name: Mantaro NAGANO.

Reg. No. 08988.

Address: Third and Jubilee Sts., Duncan, B. C.

Legal Description: Lots 5 to 15, inclusive, of Section 18, Range 6, QUAMICHAN DISTRICT, Plan 1546.

Classification: 5-room House, Barn and Woodshed (very old and in poor repair).

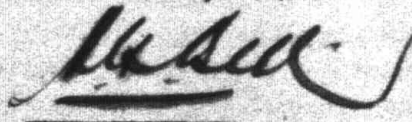
Registered in the name of: MANTARO NAGANO.

State of Title: Registered Mortgage (55117-G), inter alia, dated 6.2.25 for \$1200.00 @ 8% per annum in favour of Kenneth F. Duncan, In Trust, from Mantaro NAGANO.

On 24th August, 1945, Mantaro NAGANO advised that outstanding principal of Mortgage amounted to ----- \$1200.00
Interest to 8th February, 1942 ----- \$1333.75
Outstanding taxes, excluding interest ----- \$ 251.30
plus interest from 8th February, 1942, and in consequence Custodian was vacating his vesting order to permit Mortgagee to take foreclosure proceedings. Appraised value of this (\$1000.00) and other (\$900.00) property involved, totals \$1900.00 only. Mortgagee's lawyer advised 10th October, 1945, that vacating certificate had been filed with the Land Registry Office.

The above summary is certified to be in accordance with the information on file.

29th December, 1945.



RGB/P.

RECEIVED
MAY 21 1942

5131
DUNCAN, B. C.

May 19th, 1942

C. L. Drewry, Esq.
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re Mantaro NAGANO - Reg. #08988

Dear Sir:

Following instructions, we have investigated and taken control of the property owned by the above, the legal description being Lots Five (5) to Fifteen (15) inclusive, Plan 1546, Section Eighteen (18), Range Six (6), Quamichan District, (City of Duncan).

This property has a frontage of 392 feet on Third Street and a frontage on Jubilee Street of 74.7 feet, Lots Five (5) to Thirteen (13) having a depth of 112 feet, and Lots Fourteen (14) and Fifteen (15) having a depth of 122 feet. On this the improvements constitute a five roomed house, barn and woodshed, all the buildings being very old and in a dilapidated state of repair.

Balance of Block Nine (9), Map 798A has a frontage on Third Street of 532.2 feet and a frontage on Jubilee Street of 247 feet. The improvements constitute combined cabin and root-house, small chicken house and greenhouse. All of these are of the poorest construction and in a dilapidated state of repair.

The inventory is found to be correct with the following exceptions:

Missing:- 1 crosscut saw, 1 buck saw, 3 handsaws, 1 hacksaw, 4 planes, 1 set brace and bits, 4 chisels, 1 plow, 1 buggy (horse), 2 grindstones, 1 bicycle.

Not Listed:- 1 Albion 6 hole range, 2 18" box stoves, 1 small laundry stove, 2 grinders, 1 weigh beam, 1 wheel barrow.

In no cases have we attempted to appraise the value of the furniture, goods, chattels, etc., however, we would like to point out in this case that the declarant has put a value on the chattels which we consider greatly in excess of their real value.

The whole property is mortgaged to the estate of Wm. C. Duncan, dec'd., and the agents for the mortgagee advise us that the principal amount of \$1200 is overdue and interest is in arrears for the past many years which amounts to \$1333.75, making a total in all, interest and principal - \$2533.75 as at February 8th last.

The five roomed dwelling is insured, loss payable to the mortgagee, for \$700.00 (not \$1000 as shown by the declarant). We consider the value of the real property not in excess of the amount due the mortgagees and arrears of taxes.

Our recommendations in this case would be that the personal property be removed and a Quit Claim be offered the mortgagees.

All buildings were found to be locked; these have been forced and new keys are now in our possession.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED

Manager

C atalogue #574

Lots 5-15, Map 1546, City of Duncan.

This property is very low lying, and nine of the lots are size 30 x 112, and lots 14 & 15 are 37 x 122. Owing to the size of the lots, I would advise selling en bloc. This property at one time, was in market garden, but is badly grown up with grasses and other weeds. There is a four roomed dwelling on same, cheaply constructed. The walls are of plaster, and only in fair condition. Foundations which are on wooden blocks, are poor. Roof in bad condition. Cold water is laid on to the house, as well as electric light. There are some old outbuildings of little value. I value this property at \$1,000.00.

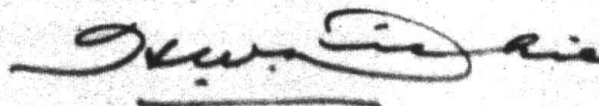
Valuator.

Catalogue #575

Lot 9, Plan 798 A, City of Duncan.

This property is all cleared, and at one time was in market garden, but is badly grown up with weeds and grasses. It is very low-lying, and is not suitable as a residential property. The buildings are of no value. The property has approximately 240 foot frontage on Jubilee St. which is well graded, and approximately 550 foot frontage on Third St., part of which only is graded.

I would value this property at \$900.00.



Valuator.

CHATEL'S SCHEDULE

File 5131.

Mantaro NAGANO.

Reg. No. 08988.

JP For (Apr. 23/42)

	Shipped	Sold	Stored	Remarks
(1) Assorted Chinaware		(160 & 208)		
(2) Assorted Glassware		(197, 201, 202 & 205)		
(3) Clocks (5)		(175) 1 only		
(4) Household utensils		(221-224)		
(5) Stove		(59)		
(6) Heaters (2)		(53)		
(7) Singer sewing machine		(235)		
(8) Beds (5)		(178, 179 & 231)		
(9) Dressers (4)		(154, 156, 158 & 230)		
(10) Trunks (5)		(278)		
(11) Chairs (4)		(155, 226 & 227)		
(12) All other furniture				
(13) Assorted clothing		(285, 289, 291, 292)		
(14) Greenhouse furnace & Piping				Fixture
(15) Crescent Saw (9)				
(16) Buck saw		247 &		
(17) Hand saw (3)		262.		
(18) Buck saw				
(19) Assorted saw sharpening tools		(82, 111 & 136)		
(20) Groovers (2)		(101 & 134)		
(21) Squares (2)		(110 & 135)		
(22) Nail Hammers (2)		(113 & 114)		
(23) Pinch Bars (2)		(264)		
(24) Planes (4)		(112, 115 & 116)		1 missing (see 19/5/42)
(25) Brace & Bits (1 set)		(100 & 125)		Missing (see 19/5/42)
(26) Chisels (4)				
(27) All other carpenter tools				
(28) Garden spray pump		(239)		
(29) Cultivator (horse)		(255)		
(30) Cultivator (hand)		(257)		
(31) Plough		(256)		
(32) Potato Plough		(258)		
(33) Horse buggy		(277)		
(34) Harrow		(254)		
(35) Quantity Harness		(68)		
(36) Blocks (5) & 170' Cable		(104, 106 & 253)		
(37) Center poles (2)				
(38) Sledge Hammers (3) & Wedges		(83, 103 & 137)		
(39) Axes (5)		(69)		
(40) Broadaxes		(245)		
(41) Picks (4)		(241 & 242) 2 only		
(42) Mattocks (5)		(86)		
(43) Cant Hooks (4)		(74, 243 & 264)		
(44) Brush hooks (5)		(71, 240 & 241)		
(45) Grindstones (2)		(97 & 99)		

(Over)

CHATEL'S SCHEDULE...Page 2.

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JP Form (Aug. 23/42):

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(46) Fruit bottles (4 doz.)		(65)		
(47) Bicycles (2)		(273 & 274)		
(48) Chicken wire (250')		(250)		
(49) Cars (1 pr.) & Locks (3 prs.)		(251)		
(50) Hay Forks (2)		(84)		
(51) Other Farm implements				

Agent's Inventory of additional items (May 19/42):

(52) Albion 6-hole Range	(58)
(53) Box stoves (2)	(60 & 61)
(54) Small Laundry Stove	(89 & 171)
(55) Grinders (2)	(97)
(56) Weigh Beam	
(57) Wheel Barrow	(73)

Auction Sheet (Feb. 24/44):

(58) Albion Range	24/2/44
(59) Fawcett Range	24/2/44
(60) Franco, Box Stove	24/2/44
(61) Iron Stove	24/2/44
(62) Table & Chair (office)	24/2/44
(63) Box (miscellaneous)	24/2/44
(64) Box (miscellaneous)	24/2/44
(65) Jam Jars (10 boxes)	24/2/44
(66) Chains (2 boxes)	24/2/44
(67) Box (miscellaneous)	24/2/44
(68) Box (harness)	24/2/44
(69) Axes (5)	24/2/44
(70) Barrel & Pipe	24/2/44
(71) Brush hooks, etc.	24/2/44
(72) Axe & Hoe	24/2/44
(73) Barrow wheels (2)	24/2/44
(74) Peavey ends (2)	24/2/44
(75) Twine	24/2/44
(76) Log chain	24/2/44
(77) Cash drawer	24/2/44
(78) Rope	24/2/44
(79) Car Jack	24/2/44
(80) Pulleys, tops, etc.	24/2/44
(81) Grass Hooks (2)	24/2/44
(82) Saw set & clamp	24/2/44
(83) Hammer & odd tools	24/2/44
(84) Forks (2)	24/2/44
(85) Car parts (box)	24/2/44

(Over)

CHATELAIN SCHEDULE....Page 3.

File 5131.

Auction Sheet (Feb. 24/44):		Shipped	Sold	Stored	Remarks
(86)	Mattocks		24/2/44		
(87)	Tool Box & Miscellaneous		24/2/44		
(88)	Hose		24/2/44		
(89)	Oil Can and Stove		24/2/44		
(90)	Aw		24/2/44		
(91)	Trowel, etc.		24/2/44		
(92)	Shoe last		24/2/44		
(93)	Box (miscellaneous)		24/2/44		
(94)	Shears		24/2/44		
(95)	Masonry Trowels (2)		24/2/44		
(96)	Stilson		24/2/44		
(97)	Grinder		24/2/44		
(98)	Box tools		24/2/44		
(99)	Grindstone		24/2/44		
(100)	Auger		24/2/44		
(101)	Bar		24/2/44		
(102)	Sieve		24/2/44		
(103)	Hammer & wedges		24/2/44		
(104)	Iron Blocks (3)		24/2/44		
(105)	Disinfectant (3 tins)		24/2/44		
(106)	Wood blocks (2)		24/2/44		
(107)	Groceries (2 tins)		24/2/44		
(108)	Basket and Jars		24/2/44		
(109)	Box (miscellaneous)		24/2/44		
(110)	Level & Square		24/2/44		
(111)	Saw vise		24/2/44		
(112)	Plane		24/2/44		
(113)	Hammer		24/2/44		
(114)	Hammer		24/2/44		
(115)	Plane		24/2/44		
(116)	Planes		24/2/44		
(117)	Crooks (3)		24/2/44		
(118)	Crook		24/2/44		
(119)	Blinds		24/2/44		
(120)	Flumbob		24/2/44		
(121)	Clippers, etc.		24/2/44		
(122)	Pruning shears		24/2/44		
(123)	Files		24/2/44		
(124)	Electric wires		24/2/44		
(125)	Bite (2)		24/2/44		
(126)	Floor scraper		24/2/44		
(127)	Bike Lamp		24/2/44		
(128)	Bike Lamp		24/2/44		
(129)	Oil Can		24/2/44		
(130)	Thermos		24/2/44		

(Over)

Auction Sheet (Feb. 24/44):

	Shipped	Sold	Stored	Remarks
(131) Food-chopper		24/2/44		
(132) Branches		24/2/44		
(133) Stillson (small)		24/2/44		
(134) Wrecking Bar		24/2/44		
(135) Square		24/2/44		
(136) Saw Vice		24/2/44		
(137) Hammer		24/2/44		
(138) Floor Scraper		24/2/44		
(139) Bench Ans		24/2/44		
(140) Square		24/2/44		
(141) Egg boxes		24/2/44		
(142) Tub says beans		24/2/44		
(143) Car chains		24/2/44		
(144) Box (misc.)		24/2/44		
(145) Tub & Boiler		24/2/44		
(146) Pails & Lantern		24/2/44		
(147) Pail & water can		24/2/44		
(148) Platters (2)		24/2/44		
(149) Bage & tin, 2 small platters		24/2/44		
(150) Shelves		24/2/44		
(151) Basket		24/2/44		
(152) Umbrellas (3)		24/2/44		
(153) Frame		24/2/44		
(154) Chest drawers		24/2/44		
(155) Doll chair, etc.		24/2/44		
(156) Cupboard, dresser		24/2/44		
(157) Windows (3) & pot		24/2/44		
(158) Chest Drawers		24/2/44		
(159) Trays (2)		24/2/44		
(160) Pail & chains		24/2/44		
(161) Wash stand		24/2/44		
(162) Rest safe		24/2/44		
(163) Coffee pot & pot		24/2/44		
(164) Iron pot		24/2/44		
(165) Pan & odds		24/2/44		
(166) Pan & odds		24/2/44		
(167) Iron Pot, etc.		24/2/44		
(168) Branches (2)		24/2/44		
(169) Park sack		24/2/44		
(170) Dressing table		24/2/44		
(171) Oil Cans (2)		24/2/44		
(172) Demi-johns (2)		24/2/44		
(173) Wash stand		24/2/44		
(174) Dressing table		24/2/44		
(175) Clock		24/2/44		
(176) Tool chest, wash stand		24/2/44		
(177) Shrine		24/2/44		
(178) Single Bed		24/2/44		
(179) Double Beds (2)		24/2/44		
(180) Bowl & Coffee Pot		24/2/44		

(Over)

File 5131.

Auction Sheet (Feb. 24/44):		Shipped	Sold	Stored	Remarks
(181)	Vases (2)		24/2/44		
(182)	Tub & Butter Prints		24/2/44		
(183)	Basket (misc.)		24/2/44		
(184)	Foot Warmers (2)		24/2/44		
(185)	Bowl & Teapot		24/2/44		
(186)	Plates & Bowls		24/2/44		
(187)	Pan China		24/2/44		
(188)	Pan Cups		24/2/44		
(189)	Extension Table		24/2/44		
(190)	Small Bowls		24/2/44		
(191)	Small Bowls		24/2/44		
(192)	Bowls (4)		24/2/44		
(193)	Bowls (7)		24/2/44		
(194)	Bowls (7)		24/2/44		
(195)	Bowls (8)		24/2/44		
(196)	Pan Bowls		24/2/44		
(197)	Pink Glassware, 4 Vases		24/2/44		
(198)	Bowl & Miscellaneous		24/2/44		
(199)	Teapots (2), etc.		24/2/44		
(200)	Square Dishes (2)		24/2/44		
(201)	Glassware		24/2/44		
(202)	Glassware		24/2/44		
(203)	Plate & Bowls		24/2/44		
(204)	Table		24/2/44		
(205)	Glassware		24/2/44		
(206)	Plates		24/2/44		
(207)	Tobacco Jar		24/2/44		
(208)	Green China & Tray		24/2/44		
(209)	Saucers		24/2/44		
(210)	Tray & Miscellaneous		24/2/44		
(211)	Tray & Bowls		24/2/44		
(212)	Tea set		24/2/44		
(213)	Table		24/2/44		
(214)	Scales		24/2/44		
(215)	Scales		24/2/44		
(216)	Steelyards		24/2/44		
(217)	Irons (3)		24/2/44		
(218)	Electric Iron		24/2/44		
(219)	Iron		24/2/44		
(220)	Irons (2)		24/2/44		
(221)	Platters (4)		24/2/44		
(222)	Pan and Miscellaneous		24/2/44		
(223)	Kettles (2)		24/2/44		
(224)	Kettle (blue)		24/2/44		
(225)	Table		24/2/44		
(226)	Rocking Chair		24/2/44		
(227)	Chairs (2)		24/2/44		
(228)	Small Chest, Coach		24/2/44		
(229)	Sprinkler		24/2/44		
(230)	Chest Drawers		24/2/44		

(Over)

CHATEL'S SCHEDULE... PAGE 6.

File 5131.

Auction Sheet (Feb. 24/44)	Shipped	Sold	Stored	Remarks
(231) Bed ends & rails		24/2/44		
(232) Glass (4 boxes)		24/2/44		
(233) Miscellaneous (box)		24/2/44		
(234) Miscellaneous (box)		24/2/44		
(235) Sewing machine		24/2/44		
(236) Brooms (2)		24/2/44		
(237) Japanese Hoe		24/2/44		
(238) Auger & Hoe		24/2/44		
(239) Spray Pump		24/2/44		
(240) Brush hook, etc.		24/2/44		
(241) Mattock, Brush hook & Hoe		24/2/44		
(242) Shovel & Pick, etc.		24/2/44		
(243) Rake, Peavay, etc.		24/2/44		
(244) Hay fork		24/2/44		
(245) Axe		24/2/44		
(246) Bayonet (2)		24/2/44		
(247) Saws (6)		24/2/44		
(248) Roll wire		24/2/44		
(249) Camp iron		24/2/44		
(250) Wire netting		24/2/44		
(251) Oars		24/2/44		
(252) Drum and Gains		24/2/44		
(253) Wire rope		24/2/44		
(254) Harrows		24/2/44		
(255) Cultivator		24/2/44		
(256) Plough		24/2/44		
(257) Cultivator		24/2/44		
(258) Plough		24/2/44		
(259) Wood Trays		24/2/44		
(260) Wagon Parts		24/2/44		
(261) Wagon (not sold)		24/2/44		
(262) Saws (5)		24/2/44		
(263) Shovel, Axe, etc.		24/2/44		
(264) Peavay & Bars		24/2/44		
(265) Tubs (24)		24/2/44		
(266) Pails (2) & Tubs (2)		24/2/44		
(267) Large Tubs (2)		24/2/44		
(268) Large Tubs (2)		24/2/44		
(269) Shingles		24/2/44		
(270) Democrat		24/2/44		
(271) Plough		24/2/44		
(272) Chest		24/2/44		
(273) Bike		24/2/44		
(274) Bike (broken)		24/2/44		
(275) Old Pipe		24/2/44		
(276) Lumber		24/2/44		
(277) Wagon		24/2/44		

(Over)

File 5131.

Agent (J. H. Whitton & Co.)
Inventory (Mar. 8/44):

	Shipped	Sold	Stored	Remarks
(278) Trunks & Sheets clothing (6)		(283)		} Moved to Gymnasium Building for storage.
(279) Clothing (7 cartons)				
(280) Books (3 cartons)				
(281) Clothes (2 bskts.)		(284)		
(282) Shoes (1 box)				

Auction Sheet (Mar. 15/45):

(283) Trunks _____ 15/3/45

Custodian Warehouse Receipt
(May 1/45):

(284) Cartons (3) _____ (285-293) 604 Cordova Street.

Auction Sheet (Vancouver)
(May 3/46):

(285) Clothing	3/5/46
(286) Basket	3/5/46
(287) Canvas	3/5/46
(288) Caps	3/5/46
(289) Clothing	3/5/46
(290) Trunk	3/5/46
(291) Scarf	3/5/46
(292) Clothing	3/5/46
(293) Trunk	3/5/46

E. & O. E.
6th OCTOBER, 1947.

[Handwritten Signature]

RGB/P.

NAME NAGANO, Mantaro

REGISTRATION NO. 06988

FILE NO. 7131

The following chattels were sold by public
 auction at Duncan, B. C. on February 24, 1944.

Albion Range	2.00
Fawcett Range	10.00
Fraser, Box Stove	.50
Iron Stove	.25
Table & chair (office)	.90
Box Miscellaneous	.25
Box Miscellaneous	.35
10 Box Jan Jars	.25
2 Box Chains	2.70
Box Miscellaneous	.25
Box Harness	.25
5 Axes	1.50
Barrel & Pipe	2.00
Brushhooks etc.	.70
Axe & Hoes	1.00
2 Barrow wheels	2.50
2 Peavie ends	1.00
Twine	1.15
Log chain	1.10
Cash Drawer	1.00
Rope	2.00
Car Jack	.50
Pulleys, Taps etc.	1.25
2 Grass Hooks	.50
Saw Set & clamp	1.50
Hammer & odd tools	1.00
2 Forks	.25
Box Car Parts	.75
Total:	

Carried forward

37.40

~~Excess of proceeds over~~

~~Net proceeds of sale~~

~~Amount paid to the owner of the property~~

~~Excess of proceeds over amount paid to the owner~~

~~Remarks~~

*Prig. sent
 to owner. Oct 7/47*

NAME NAGANO, MantaroREGISTRATION NO. 08908FILE NO. 5131

The following chattels were sold by public
auction at Duncan, B. C. on February 24, 1944.

	Brought forward	\$	37.40
Hattocks			1.75
Tool Box & Miscellaneous			.25
Hose			.43
Oil Can & Stove			.10
Axe			.75
Trowel etc.			.25
Shoe Last			.75
Box Miscellaneous			1.75
Shears			.50
2 Masons Trowels			.93
Stilson			.50
Grinder			4.00
Box Tools			.80
Grindstone			.10
Auger			.50
Bar			.75
Sieve			1.10
Hammer & Wedges			2.50
3 Iron Blocks			1.75
3 Tins Disinfectant			.50
2 Wood Blocks			.50
2 Tin Groceries, Basket & Jars			.25
Box Miscellaneous			.40
Level & Square			.60
Saw Vice			.50
Plane			.35
Hammer			.50
Total:			
	Carried forward	\$	60.50
Less Expenses:		\$	
Net Proceeds credited:		\$	

Members of Custodian Staff Present.

Excluded from Auctioneering List No.

Remarks.

NAME NAGANO, Mantaro

REGISTRATION NO. 08968

FILE NO. 5131

The following chattels were sold by public
 auction at Dunoon, N. C. on February 24, 1944

	Brought forward	\$ 60.50
- Hammer		.85
- Plane		1.00
- Planes		1.50
- 3 Crooks		1.00
- 1 Crook		2.00
- Blinds		.10
- Plumbot		.10
- Clippers etc.		.35
- Pruning shears		1.75
- Files		.50
- Electric Wires		1.00
- 2 Bits		1.25
- Floor Scraper		1.25
- Bike Lamp		.45
- Bike Lamp		.50
- Oil Can		.25
- Thermos		1.30
- Food chopper		1.00
- Wrenches		1.00
- Stillson (small)		1.85
- Wrecking Bar		.50
- Square		1.60
- Saw Vice		1.00
- Hammer		.85
- Floor Scraper		1.25
- Bench Axe		2.50
- Square		1.40
Total:	Carried forward	\$ 88.60
Less Expenses:		\$
Net Proceeds credited:		\$

~~Members of Custodian Staff Present:~~

~~Extracted from Auctioneering list No.~~

~~Remarks:~~

NAME NAGANO, MantaroREGISTRATION NO. 08988FILE NO. 9131

The following chattels were sold by public
 auction at Duncan, S. C. on February 24, 1944.

	Brought forward	\$ 88.60
Egg Boxes		.25
Tub Soya Beans		.25
Car Chains		5.75
Box Miscellaneous		.10
Tub & Boiler		.50
Pails & Lantern		.10
Pail & Water can		.90
2 Platters		.25
Bags & tin, 2 Small platters		1.10
Shelves		.25
Basket		2.10
3 Umbrellas		.25
Fraser		.10
Chest drawers		.35
Doll chair etc.		.30
Cupboard, Dresser		1.00
3 Windows & pot		1.75
Chest Drawers		7.00
2 Trays		.35
Pail & china		.30
Wash stand		.25
Meat Safe		.50
Coffee Pot & Pot		.85
Iron Pot		.50
Pan & odds		.45
Pan & odds		.70
Iron Pot etc.		.50

Total:

Carried forward

\$ 115.30

~~RECEIVED~~

\$

~~REV-11000000-00000000~~

\$

~~RECEIVED BY CUSTOMER~~~~RECEIVED FROM SELLER~~~~RECEIVED~~

NAME

NAGANO, Mantaro

REGISTRATION NO. 08988

FILE NO. 5131

The following chattels were sold by public
 auction at Dansen, B. C. on February 24, 1944.

	Brought forward	\$ 115.30
2 Benches		.10
Back Sack		3.75
Dressing Table		.25
2 Oil Cans		1.75
2 Demijohns		.25
Wash stand		.45
Dressing Table		2.25
Glock		.25
Tool Chest, Wash stand, Shrine		1.10
Single Bed, Double Bed		.50
Double Bed		1.75
Bowl & Coffee Pot		.25
2 Vases		.10
Tub & Butter Prints		.10
Basket Miscellaneous		.25
2 Foot Warmers		.25
Bowl & Teapot		.25
Plates & Bowls		.45
Pan China		.45
Pan Cups		1.20
Extension Table		.50
Small Bowls		.10
Small Bowls		.10
4 Bowls		.10
7 Bowls		.25
7 Bowls		1.75
8 Bowls		2.00
Total:	Carried forward	\$ 135.80
Less Expenses		\$
Net Proceeds		\$
Members of Auctioneer's Staff		
Extracted from Auctioneer's Book		
Remarks		

NAME NAGANO, MantaroREGISTRATION NO. 08988FILE NO. 5131

The following chattels were sold by public
auction at Duncan, B. C. on February 24, 1944.

	Brought forward	\$ 135.80
- Pan Bowls		.35
- Pink Glassware, 4 Vases		.10
- Bowl & Miscellaneous		.25
- 2 Teapots etc.		.25
- 2 Square dishes		.30
- Glassware		.50
- Glassware		.35
- Plate & Bowls		.25
- Table		.10
- Glassware		.60
- Plates		.60
- Tobacco Jar		.50
- Green China & Tray		2.50
- Saucers		.25
- Tray & Miscellaneous		.50
- Tray & Bowls		.50
- Teaset		1.50
- Table		.10
- Scales		1.00
- Scales		2.25
- Steelyards		2.50
- 3 Irons		.50
- Electric Iron		1.50
- 1 Iron		.10
- 2 Irons		.45
- 4 Platters		.25
- Pan & Miscellaneous		.25
- 2 Kettles		1.90
Total:	Carried forward	\$ 156.00
Less Expenses:		\$
Net Proceeds Credited:		\$

~~Members of Custodian Staff Present:~~~~Extracted from Auctioneering List No. 1~~~~Remarks:~~

NAME NAGANO, Mantaro

REGISTRATION NO. 08988

FILE NO. 5131

The following chattels were sold by public
 auction at Duncan, B. C. on February 27, 1944

	Brought forward	\$ 156.00
1 Kettle (Blue)		1.10
Table, Rocking chair, 2 Chairs		.75
Small Chest, Couch		.10
Sprinkler		.60
Chest Drawers		.10
Bed ends & rails		.25
Glass (4 boxes)		6.25
Box Miscellaneous		.25
Box Miscellaneous		.10
Sewing Machine		25.50
2 Brooms		.55
Japanese Hoe		.10
Auger & Hoe		1.40
Spray, Pump		.75
Brush hook etc.		1.05
Mattock, Brush hook & Hoe		.60
Shovel & Pick etc.		.50
Rake, Peavie etc.		.50
Hay fork		.75
Axe		.75
2 Scythes		4.00
Saw		.25
Saw		2.50
Saw		2.50
Saw		.75
Saw		1.00
Saw		1.00
Total:	Carried forward	\$ 209.90

~~Household expenses~~

~~Not provided for~~

~~Removal of contents of the house~~

~~Interest on purchase money~~

~~Remarks~~

NAME NAGANO, Mantaro

REGISTRATION NO. 089EB

FILE NO. 5131

The following chattels were sold by public
 auction at Duncan, B. C. on February 24, 1944.

Brought forward	\$ 209.90
Roll wire	.35
Corr. Iron	.75
Wire Netting	2.00
Wire netting	.55
Wire netting	1.75
Wire netting	.25
Wire netting	1.75
Wire netting	.90
Pairs Cars	1.25
Drum & Cans	1.20
Wire Rope	2.50
Wire Rope	4.75
Harpers	8.50
Cultivator	3.00
Flaw	2.00
Cultivator	2.25
Flaw	1.00
Wood Trays	.30
Wagon Parts	2.25
Wagon (Not sold)	

Total:

Carried forward

\$ 246.90

~~Less Expenses:~~

~~Net Proceeds:~~

~~Members of Auctioneer's Staff Present:~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME NAGANO, Mantaro

REGISTRATION NO. 08988

FILE NO. 9231

The following chattels were sold by public
 auction at Duncan, B. C. on February 24, 1944.

	Brought forward	\$ 246.90
-Saw		.10
-Saw		.50
-Saw		.10
-Saw		.50
-Saw		.50
-Shovel, Axe etc.		3.00
-Pawls & Bars		.35
4 Tubs		2.00
4 Tubs		.25
4 Tubs		.25
4 Tubs		.25
4 Tubs		.75
4 Tubs		.75
4 Tubs		1.25
2 Pails & 2 Tubs		.50
2 Large Tubs		1.50
2 Large Tubs		1.50
Shingles		.75
Democrat		7.50
Flaw		9.00
Chest		.25
Bike		5.50
Bike (broken)		9.00
Old Pipe		3.00
Lumber		2.75
Wagon		2.00

Total:		\$ 300.40
Less Expenses:	(Auctioneer's Fee: \$ 30.05	
	(Advertising: 6.08	\$ 56.38
	(Movings: 20.25	
Net Proceeds Credited:		\$ 244.02

Members of Custodian Staff Present.

Extracted from Auctioneering list No. Duncan 5.

Remarks.

NAME NAGANO, Mantaro

REGISTRATION NO. 08988

FILE NO. 5131

The following chattels were sold by public
auction at Duncan, Vancouver Island on March 15, 1945.

Trunks

\$ 2.00

Total

\$ 2.00

Less Expenses:

\$

Net Proceeds Credited:

\$ 2.00

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Duncan 6.

Remarks. Sold subsequently to auction.

*orig. sent
to owner
Oct 7/47.*

NAME NAGANO, Mantaro

REGISTRATION NO. 08788

FILE NO. 5131

The following chattels were sold by public
 auction at 771 E. Hastings St. Vancouver, B. C. on May 3rd, 1946.

Clothing	.25
Basket	.25
Canvas	.50
Cups	.25
Clothing	.75
Trunk	5.00
Shawl	.50
Clothing	.45
Trunk	1.00

Total		\$ 8.95
Less Expenses:	(Auctioneer's fee \$ 1.13 (Advertising .64 (Moving 1.22)	\$ 2.99
Net Proceeds Credited:		\$ 5.96

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 64

Remarks.

*orig. sent
 to owner
 Oct. 7/47.*

- MEMORANDUM -

TO: Mrs. MacArthur.

FROM: G. H. Peers.

December 29, 1942.

File 5131

Re: Mantaro NAGANO

The property of the above at Duncan, B. C. is estimated to be worth \$1500.00. Principal and Interest on the Mortgage amount to \$2291.75 and taxes \$163.58 making a total against the property of \$2,455.33. The owner of this property has refused to give a Quit Claim. Should we authorize the holders of the Mortgage to start foreclosure proceedings in view of our letter to the owner dated December 9th, 1942.

There is a Provincial Moratorium on all Mortgages dated prior to 1932 which, I believe, is still in effect.



G. H. Peers.

GHP/P.

P.O.Box 354, DUNCAN, B . C . ,
April 1st. 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

5131
*Received on
consequence*
RECEIVED
APR 2 1942

Mr. McPherson,
Authorized Custodian,
1404 Royal Bank Building,
Vancouver, B . C .

Dear Sir:-

M. Nagano a Japanese gardener of Duncan, B.C.,
(who is the owner of Lots Nos. 5 to 15 inclusive, Plan 1546, and
Lot 9, Plan 798-A in the city of Duncan) has offered to rent this
property to Wing Wo (a chinaman) of this town the above described
lands if Wing Wo will pay the taxes on same.

Taxes 1940 with Int. to date\$55.36

Taxes 1941 " " " "\$51.45

And subsequent taxes during the time of his occupation of the said
property.

I am not looking for any profit nor commission
as to above.

Yours truly,
Edward F. Miller
Edward F. Miller.

*An early reply is
necessary as Nagano
is leaving in a few days.
E.F.M.*

Real Estate
Insurance
Instruments

5131
no file

Duncan & Christmas Limited
Financial Agents

DUNCAN, B.C.

April 20, 1942.

G. W. McPherson, Esq.,
Authorized Deputy to the Secretary of State,
1404 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

This is to inform you that I hold a mortgage for
\$1,200.00 with interest at 8% on the property of Montaro Nagano,
(Japanese) in Duncan, B. C., on the following property:

1. Lots 5 to 14 inclusive of Section 18, Range 6,
Quamichan District, Plan 1546.
2. Block 9 of Section 18, Range 6, Quamichan
District, Plan 798-A, except the part
subdivided by Plan 1546.

No interest has been paid since 1933 when the arrears
were \$515.75.

Yours truly,

Kenneth F. Duncan

P.O. Box 128
Telephone 27
OFFICE OF THE CURTODIAN
JAPANESE SECTION

RECEIVED
APR 21 1942
mailed

*card
acknowledged
Card sent
4/21/42*

Real Estate
Insurance
Investments

P.O. Box 128
Telephone 27

5131

Duncan & Christmas Limited
Financial Agents

DUNCAN, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 29 1942

April 28, 1942.

Shear

G. W. McPherson, Esq.,
Authorized Deputy to the Secretary of State,
1404 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re Mantaro Nagano

We have an application from a local Chinese to rent the ground owned by the above named Japanese consisting of

1. Lots 5 to 14 inclusive of Section 18, Range 6, Quamichan District, Plan 1546.
2. Block 9 of Section 18, Range 6, Quamichan District, Plan 798-A, except the part subdivided by Plan 1546.

including a cabin and a small green house, but excluding the dwelling.

He is prepared to pay \$60.00 for a years lease and would like to have the option of renewal for another year if available at the end of his year.

We shall be glad to know if you will approve of the offer.

Yours faithfully,

DUNCAN & CHRISTMAS LIMITED

per *K. F. Duncan.*
Manager

31-2-27
OFFICE OF THE CUSTODIAN
JAPANESE SECTION ✓

RECEIVED
MAY 18 1942

Established 1898

J. H. Whittome & Co., Limited

*Real Estate, Financial and Insurance Agents
Bonds and Stocks*

VICTORIA BRANCH
1015 BROAD STREET

Whittome Building

Vancouver, B. C.

May 16th, 1942

*Dimension of land
Local Chinese & Co.*

C. L. Drewry, Esq.
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re: MATSUYA NAGANO - Prop. #08758

Dear Sir:

You may expect our report
early next week in connection with the above.

In the meantime, we have
received an offer to rent the land for truck garden-
ing purposes at a rent of \$50.00 for the balance of
the year.

We strongly urge that this
be accepted, and will be please to have your instruc-
tions at the earliest possible date.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED

J. H. Whittome
Manager

RWW/LM

CLASS OF SERVICE	
Full Rate	
Day Letter	
Night Message	
Night Letter	
Day and Night Message	

Please mark an X opposite the class of service desired.

CANADIAN PACIFIC TELEGRAPHS

CHECK

TIME FILED

STANDARD TIME

World Wide Communications

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

WHITTON COMPANY LIMITED

DUNCAN, B. C.

VANCOUVER,

May 22, 1942.

RE TELEGRAM NAGANO IN VIEW YOUR RECOMMENDATION WE HAVE NO
OBJECTION TO ACCEPTING OFFER IF THIS WILL NOT PREJUDICE
RENTAL OF BUILDING OR PREVENT OTHER REVENUE BEING OBTAINED
STOP DUNCAN AND CHRISTMAS PREVIOUSLY ADVISED LOCAL CHINESE
WERE PREPARED TO PAY SIXTY DOLLARS WE REFERRED THEM TO YOU

OFFICE OF THE CUSTODIAN,

Vancouver, B. C.

Charge to the Custodian.

5131

28th May, 1942.

Mr. Mantaro Hagano,
Hastings Park,
Vancouver, B. C.

Dear Sir:

Our agent reports that he has been unable to locate the following articles which you declared on your registration form of April 23rd last:-

1 crosscut saw, 1 buck saw, 3 handsaws, 1 hacksaw,
4 planes, 1 set brace and bits, 4 chisels, 1 plow,
1 buggy (horse), 2 grindstones, 1 bicycle.

Can you give us any information regarding these?

Also we have discovered the following articles which you did not declare:-

1 Albion 6 hole range, 2 18" box stoves, 1 small
laundry stove, 2 grinders, 1 weigh beam, 1 wheel barrow.

Will you kindly let us know if these articles are yours.

We also note that there is \$1200 overdue on the Mortgage and interest arrears of \$1333.75, as well as two years unpaid taxes. Will you be good enough to let us know what you intend to do regarding these unpaid amounts.

We will appreciate hearing from you as soon as possible.

Yours truly,

R. P. Alexander
Assistant Manager

CCR:ND

5131

28th May, 1942.

Messrs. J. H. Whittome & Co. Ltd.,
Duncan, B. C.

Dear Sirs:

Re: Mantaro NAGANO

We beg to acknowledge with thanks receipt
of your report dated 19th May, on property of the
above named.

We have written to Nagano for information
regarding the discrepancy in his declaration of personal
property and have also asked him for further instructions
as to what he intends to do regarding the overdue mortgage
and interest arrears. When this information is received
we will communicate with you further.

Yours truly,

R. P. Alexander
Assistant Manager

CCR:ND

Established 1899

J. H. Whittome & Co., Limited

Real Estate, Financial and Insurance Agents
Bonds and Stocks

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 1 1942

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Vancouver, B. C.

May 29th, 1942

C. L. Drenny, Esq.
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re Munaro NAGANO - Reg. #08922

Dear Sir:

We wired you on May 22nd as follows:

"RE NAGANO MAY WE PLEASE HAVE REPLY TO OUR LETTER MAY
SIXTEEN"

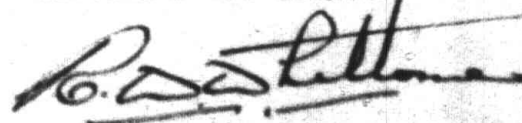
and received your telegram reading:

"RE TELEGRAM NAGANO IN VIEW YOUR RECOMMENDATION WE HAVE
NO OBJECTION TO ACCEPTING OFFER OF THIS WILL NOT PREJUDICE
RENTAL OF BUILDING OR PREVENT OTHER REVENUE BEING OBTAINED
STOP DUNCAN CHRISTMAS PREVIOUSLY ADVISED LOCAL CHINESE PRE-
PARED TO PAY SIXTY DOLLARS WE REFERRED THEM TO YOU"

We are sorry to have to advise you that
the local Chinese that we had in view to rent this land has
now decided that he does not wish to take this property over.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED



Manager

RWW/LM

Hastings Park
Vancouver, B.C.

June 2, 1942

Dept. of the Secretary of State
Office of Custodian
Jap. Evacuation Section

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 3 1942

Re. File # 5131

Dear sir:

Yr. our letter of the 28th inst.
at hand. With regard to first
list of unfound articles,
crosscut saw may be in attic of
tool room. 1 buck saw in woodshed.
3 handsaws, 1 hacksaw 4 planes,
1 set brace & bits and 4 chisels
in a tool box. 1 plow is in
reference to one without handles
1 buggy or single horse wagon
dismantled also 2 grindstones
and 1 bicycle dismantled.

Undeclared articles in list 2
are my property also.

Finally with regards to
mortgage and interest arrears I
must state that I am unable

To, do anything about it under
the present circumstances as my
means & livelihood has been forced
out of my control for the time
being. I beg to state that
on several occasions I have
made substantial payments
towards clearing the interest
so kindly inform me if I
have been credited for same. //

Yours truly
Antonio Agano.
Jd.

5131

June 9th, 1942.

J. H. Whittome & Co., Limited,
Whittome Building,
Duncan, B. C.

Dear Sir:

Re: NAGANO, Mantaro.

Further to our letter of 28th ultimo Nagano writes us as follows:

"Your letter of the 28th ult. at hand. With regard to first list of unfound articles, 1 crosscut saw may be in attic of tool room, 1 bucksaw in woodshed, 3 handsaws, 1 hacksaw, 4 planes, 1 set brace and bits and 4 chisels in a tool box. 1 plow is in reference to one without handles 1 buggy or single horse wagon dismantled also 2 grindstones and 1 bicycle dismantled.

Undeclared articles in list 2 are my property also.

Finally with regards to mortgage and interest arrears I must state that I am unable to do anything about it under the present circumstances as my means of livelihood has been forced out of my control for the time being. I beg to state that on several occasions I have made substantial payments towards clearing the interest so kindly inform me if I have been credited for same."

In view of the fact that overdue mortgage and interest arrears amount to rather more than \$ 2,500.00 as at the end of February, this year, the suggestion made by Nagano to one of our people at Hastings Park is that he would be prepared to sell this property might be well worth considering.

Will you please advise us at an early opportunity what you consider the property might fetch and what prospects there are of disposing same in the near future.

Yours truly,

R. P. Alexander,
Assistant Manager.

PS:MMc.

Established 1898

J. H. Whittome & Co., Limited

*Real Estate, Financial and Insurance Agents
Bonds and Stocks*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 13 1942

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B. C.

June 11th, 1942

E. L. Drewry, Esq.
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your File 5131

Re Mantaro NAGANO

Dear Sir:

In reply to yours of the 9th, we are definitely of the opinion that Nagano has no equity in his property. It is assessed for \$2000.00 and it is our opinion that one would be very lucky to realize this amount. Our idea as to the value is in the neighborhood of \$1500.00.

With regard to Nagano's statement that on several occasions he has made substantial payments towards clearing the interest, we are absolutely satisfied that every cent he has paid he has been given credit for.

We have inquired of the executor of the W. C. Duncan Estate who holds the mortgage and the last payment on account of interest was made in 1931.

Yours faithfully,

J. H. WHITOME & CO. LIMITED

R. S. Whittome
Manager

RWW/LM

5131

June 16, 1942.

Mr. Mantaro Nagano,
Hastings Park,
Vancouver, B. C.

Dear Sir:

We thank you for your letter of June 2 regarding the articles which our agent was unable to locate and which you declared on your registration form. This matter is being further investigated and you will be advised in due course if these articles are located.

Respecting the mortgage on your property, our agents have investigated this and are quite satisfied that every payment you have made has been credited to you. However, the fact remains that as at February 8, 1942, there is a sum of \$2533.75 in arrears, same representing \$1200 overdue on the mortgage and interest arrears \$1333.75, (we understand the last payment on account of interest was made as far back as 1931.)

In view of what you say in your letter under reply and bearing in mind that according to our agent's report, the value of your property does not exceed \$1500, it would appear that the procedure to be adopted is for your personal property to be removed from the building and a Quit Claim offered by you to the mortgagees. We really do not see what alternative there is to the above and if you are in agreement with the suggestion made, please advise us at the earliest opportunity when we will arrange with our agents to have the Quit Claim prepared, or if you wish, you can give us a letter stating that you have no further interest in this property and we will then take the necessary action.

Your prompt attention to this matter will be appreciated.

Yours truly,

R. P. Alexander,
Assistant Manager.

PD/MA

5131

June 16, 1942.

J. H. Whittome & Co., Ltd.,
Whittome Building,
Dunca, B. C.

Dear Sirs:

Re: Mantaro NAGANO.

We thank you for your letter of the
11th instant relating to the above.

From what you say, it would certainly
appear that Nagano has no equity in his property,
and in the circumstances, we have written to him
suggesting that a Quit Claim be offered the
mortgagees without delay. We will communicate
with you again as soon as we hear from Nagano.

Respecting the missing articles, you
might do what you can to see if any of these
are in the attic or elsewhere in the building
as mentioned by Nagano in his letter of May 28,
extract of which we sent you with ours of June 9.

Yours truly,

R. P. Alexander,
Assistant Manager.

PD:MA

1746 &
5131

July 17, 1942

Mr. George B. Spain,
Hastings Park Manning Pool,
Vancouver, B. C.

Dear Sir:

Re: Montaro NAGANO

Would you kindly have Montaro Nagano, Reg.
No. 08988, appear before you and ask him for
payment on an account due Gihei Kawahara, for
the amount of \$73.69, and would you be good
enough to advise us as to what success you
have.

Yours truly,

GDM/GH

F. G. Shears
Assistant Manager

Clavin

5131

September 17th, 1942.

Messrs. Duncan & Christmas Limited,
Duncan, B.C.

Dear Sir:-

Re: Mantaro NAGANO,
Our File #5131.

With reference to the above named Japanese and the policy of fire insurance written in his name reported to us in your letter of September 15th.

In this case, as in others, where the loss, if any, is payable to the mortgagee or to an unpaid vendor, under an agreement of sale, the mortgagee or the vendor, are entitled to keep the original policy and in those cases we want a copy of that policy.

With reference to changing the name of the assured to read "The Secretary of The State of Canada, Acting in His Capacity As Custodian", we have not yet issued general instructions to have all policies already in force changed to read as above.

Our form letter No. 68, referred to in yours of September 15th, deals with new and renewal policies as from that time on.

Yours very truly,

S. M. Gibson,
Insurance Department.

SMG/AN.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 22 1942

Established 1898

J. H. Whittome & Co., Limited

*Real Estate, Financial and Insurance Agents
Bonds and Stocks*

VICTORIA BRANCH
1015 BROAD STREET

Whittome Building

Duncan, B. C.

October 21st, 1942.

Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

File No. 5131

Dear Sir:

Re: NAGANO, Mantaro

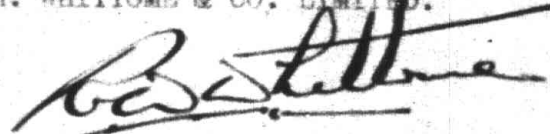
We have received an offer of \$60.00 for the
rental of the ground owned by the above.

This offer is for a lease of one year and the
land will be required for the growing of seeds. The offer
of course does not include any of the buildings.

We shall be glad to hear from you at your early
convenience regarding this proposal.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED.



Manager.

RWW/ELG.

5131

October 23, 1942.

Messrs. J. H. Whittome & Co. Limited,
Whittome Building,
Dunbar, B. C.

Dear Sirs:

Re: Mantaro NAGANO

We thank you for your letter of October 21st re the above. As we have just written again to Nagano on the question of a quit claim being offered to the mortgagees, we think it would be as well to wait a reply before considering the offer you mention of \$60.00 for the rent of the ground.

We will write you at the earliest opportunity.

Yours truly,

P. Doust,
Administration Department.

PD:BT

5131

October 23, 1942.

Mr. Mantaro Hagano,
Japanese Registration No. 08988,
Slocan Extension,
Slocan, B. C.

Dear Sir:

When you were at Hastings Park we wrote you on the 16th of June as per copy of letter attached. As far as we can trace, you have not replied to this letter, and in view of the very unsatisfactory state of affairs regarding this property we shall be glad if you will confirm a Quit Claim be offered the mortgagees. As stated, a letter from you advising that you have no further interest in this property will be sufficient.

Please give this matter your immediate attention, as the present state of affairs cannot go on indefinitely.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Enclosures 2.

57
OFFICE OF THE CUSTODIAN
JAPANESE ESTATE

RECEIVED
OCT 26 1942

Established 1898

J. H. Whittome & Co., Limited

Real Estate, Financial and Insurance Agents
Bonds and Stocks

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B. C.

October 23rd, 1942.

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

File No. 5131

Dear Sir:

Re: NAGANO, Mantaro

Further to our letter of the 21st instant,
in which we put forward an offer to rent the land owned
by the above.

The applicant has advised us today that he
wishes this offer withdrawn as he finds that the land
does not meet his requirements.

Yours faithfully,

J. H. WHITOME & CO. LIMITED.

R. S. Little

RWWPELG.

Manager.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 29 1942

Established 1898

J. H. Whittome & Co., Limited

*Real Estate, Financial and Insurance Agents
Bonds and Stocks*

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B.C.

October 28th, 1942.

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

File No. 5131

Dear Sir:

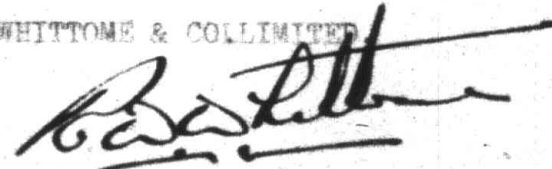
Re: Mantaro NAGANO'S
Property

We were advised today that the buildings on this property have been broken into. The Police have been notified and we have also made an inspection to endeavour to see if any great quantity of goods are missing, as for instance in the main house rubbish is strewn all over the floors and in the outbuilding, where some furniture is stored, the doors have been damaged beyond repair.

We take it that the only thing to do is to have the inventory checked and notify the Policy of the missing articles. This is going to entail some expense and we shall be glad to have your definite instructions before we instruct our man to do this work.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED



Manager.

RWW/ELG

Yes, please

*Don't
in Green*

5131

October 30th, 1942

Messrs. J. H. Whittome & Co. Ltd.,
Whittome Building,
Duncan, B. C.

Dear Sirs:-

Re: NAGANO, Mantaro

Thank you for yours of October 28th from which we are sorry to hear of this man's property being broken into.

Please notify the police and request them to forward us a report for our files.

We agree to any reasonable expense for cleaning up the place, rechecking the inventory, and securing the premises. If it would be cheaper to move the remaining articles to some safe storage such as the Community Hall, we would prefer this done rather than spending the money in boarding up the house since a further break-in is presumably not out of the question. We assume that you have not yet been able to get a tenant in whose care perhaps the articles could be left in the house.

Yours truly,

H. F. Green
Protection Department

Wait moving to new storage

HFG:IF

5131

November 13th, 1942.

Mr. Mantaro Nagano,
Japanese Registration No. 08988,
Slocan Extension,
Slocan, B. C.

Dear Sir:

With reference to our letter of the 23rd, we regret that you have not even had the courtesy to reply to this letter and our previous letter regarding your property at Duncan.

We have explained to you that our Agents report that you have been credited with every payment made in connection with the Mortgage, and that at February 8th, 1942, there was a sum of \$2,533.75 in arrears, representing \$1,200.00 overdue on Mortgage, and interest arrears amounting to \$1,333.75. It has not been possible to rent this property, nor apparently is there any likelihood of it being rented, and therefore, as there are no prospects of doing anything with this property, we confirm our Agents' recommendation, viz., that a Quit Claim be offered to the Mortgagee without further delay. If you are not prepared to carry out the above suggestion, we shall be glad to know what you are prepared to do regarding the heavy arrears of Mortgage and Interest.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Slacaw City Bk
Nov. 21st 1942

Daughter

Dear Sir,-

In reply to your letter of the 13th
I can't do anything about the
mortgage at present. I would like
to have the place rented as I knew
there were people who wanted to
rent the place even before I came
here so I don't see why you can't make

Yours truly
Mantaro Nagano # 08988
File # 5130

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 26 1942

November 26, 1942.

J. H. Whittome & Co. Ltd.,
Whittome Building,
Duncan, B. C.

Dear Sirs:

Re: Sanjaro NAGANO

We have been endeavoring for some time now to persuade the above to agree to a Quit Claim in connection with his property at Duncan, but this he will not do, and in view of the impossibility of renting these premises, we shall be glad if you will get an outside real estate firm (say Duncan and Christmas Ltd.) to appraise the property so that we can prove to the Japanese that he has no equity. Also will you kindly get in touch with the party handling the Estate of William C. Duncan, deceased, and request them to send us full particulars of the Mortgage, showing original amount of Mortgage, payments made on account of Principal and Interest, and balance still due, so that after communicating with Nagano requesting him to supply funds to pay up arrears, which he will not do, we can advise the above Estate that the Custodian will have no objection to their taking foreclosure proceedings.

If the above goes through, it will be necessary to remove what is left of Nagano's chattels in the house to some safe storage such as a Community Hall, but this of course can be attended to later on.

Yours truly,

P. Doust,
Administration Department.

PD:BT

H. W. DICKIE
GENERAL INSURANCE
NOTARY PUBLIC

DUNCAN, B.C. ~~November 30th 1942~~

R.W. Whittome, Esq.,
Duncan, B.C.

Dear Sir:

re Lots 1 to 15, Block 6, Plan 1546
and Balance of Block 9, Plan 798A
City of Duncan. M. Nagano.

Further to your request for valuation of above property
I have today made an inspection of same and would say a fair
valuation of same is \$1500.00.

The ground is low lying and would be very difficult to
dispose of same by selling individual lots and the buildings
are of no value at all.

Yours truly



H.W. Dickie.

Real Estate
Insurance
Investments

P.O. Box 128
Telephone 27

Duncan & Christmas Limited Financial Agents

DUNCAN, B.C.

December 4, 1942.

R. W. Whittome, Esq.,
c/o J. H. Whittome & Co. Ltd.,
Duncan, B.C.

Dear Sir: Re Mantaro Nagano

The property in Duncan of this Japanese is subject to a mortgage for \$1,200.00 in favour of the Wm. C. Duncan Estate at 8%.

The mortgage was taken out on February 6, 1925, and the interest was \$266.40 in arrears in February 1933. During the period from February 1933 to 1933, \$326.65 was received on account of interest leaving a balance of \$515.75 in arrears for interest as at August 6, 1933. Nothing has been paid since that year and if calculated since that time at 6% the total interest in arrears on August 6th of this year amount to \$1,091.75 or a grand total of principal and interest of \$2,291.75.

Yours faithfully,

DUNCAN & CHRISTMAS LIMITED

per K. J. Duncan
Manager

91091.75
1200.00
92291.75

872.
50
812.2

22 C 67
4 int paid = 137 p.a.
= + 1000 150
+ 1000

RECEIVED
DEC 7 1942
VICTORIA BRANCH
1214 WHARF STREET

Established 1898

H. H. Whitcomb & Co., Limited

Real Estate, Financial and Insurance Agents
Bonds and Stocks

Whitcomb & Co., Limited

Duncan, B. C.

December 5th, 1942

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Attention of Mr. Douet.

Re: Mantaro NAGANO

In reply to yours of November 26th, we now enclose herewith statement from Mr. K. F. Duncan of Messrs. Duncan and Christmas Limited who act as Agents for the W. C. Duncan Estate, from which you will see that the principal and interest due by Nagano to this estate amounts to \$2,291.75 as at August 6th last.

We have ascertained that the arrears of Taxes on the Mortgaged property amount to \$163.58 as at this December 31st.

Also enclosed herewith is a report from H. W. Dickie giving his valuation of the property covered by the Duncan Estate Mortgage. Although in your letter you suggested that Messrs. Duncan and Christmas Limited make this valuation, we felt that as Mr. Duncan represented the Mortgagee it would be better to get someone to make the valuation who is not connected in any way with the Estate.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED.

J. H. Whitcomb
Manager.

RWW/ELG.
Encls.

December 30, 1942.

Mr. Mantaro Nagano,
Reg. No. 08988,
Slocan Extension, B.C.

Dear Sir:

The valuation of your land has been placed at \$1500.00 by independent valuers. The amount of principal and interest on the mortgage against it is \$2291.75. Taxes outstanding are \$163.58 making a total of \$2455.33.

You are personally liable for the whole of this amount. Any difference between the value of the property and the amount against it can by process of law be charged against you by a judgment and your personal property can be seized and sold to pay this debt.

It appears, therefore, as if you would be a great deal better off without this land than with it. If we can persuade the owners of the mortgage to release you from the liability (which they may not do) we recommend that that arrangement be made.

A preliminary form is enclosed. If you agree to let this land go, sign this form and have it witnessed and return it. We will then see what can be done to release you from this liability.

We should remark that repeated efforts have been made to rent the property but no offer can be had. Even if one could be had it does not seem as if any amount of rent which could be obtained would be enough to pay interest (now amounting to about \$200.00 per year and the annual taxes).

We recommend that you get rid of this land as fast as you can do so.

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD
Encl.

RECEIVED
Rec'd JAN 25 1943
File No. 5131
Ans. *214th Ave.*
Referred *Russell*
Storran City, B.C.

Jan 23/43

Office of the Custodian,
506 Royal Bank Bldg.
Vancouver, B.C.

Attention Mr. P. H. Russell
File No. 5131 - cont. Donat

Dear Sir

I with reference to your letter of Dec. 30, 1942. You state the valuation of my land has been placed at \$1500.00 by independent valuers.

Undoubtedly you have on your record the property declared by me to your office. In which I have stated the value of the land and (property) building to be \$5000.00 and personal property to the value of \$1079.25 and according to your letter of May 28/42 your agent there confirms that these articles are there with the exception of few items mentioned which amounts to about \$200. but there are several articles located which I had not declared.

The value of \$1500.00 is not a fair value which I am sure you will agree. and wish a revaluation of the property by someone in your office in charge of such work.

"However had times been normal I would have been able to make payments but due to circumstances over which we have no control we have been moved by the Commission," and at the valuation placed on my property I am unwilling to relinquish it.

I have been of the understanding that property of Enemy Aliens were under Control and we were unable to make any transaction during the duration of the war.

Yours truly

M. Nagano

Mantaro Nagano Reg# 03988

Established 1898

J. H. Whittome & Co., Limited

*Real Estate, Financial and Insurance Agents
Bonds and Stocks*

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B. C.

January 25th, 1943

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your File 5131

Dear Sirs:

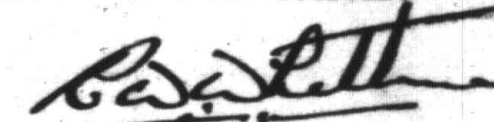
Re: Mantaro NAGANO, #08988

An offer has been made to rent the property owned by the above at an annual rental of \$100.00 per annum.

Mr. K. F. Duncan of Messrs. Duncan and Christmas, who are Agents for the W.C. Duncan Estate and Mortgagees of the property, submitted the offer to us and if you will refer to the previous correspondence regarding this case you will see that the Duncan Estate are vitally interested in so much as we consider that their mortgage is in excess of the value of the property and as Messrs. Duncan and Christmas are prepared to accept this rental, we as agents for the Custodian see no reason why the offer should not be accepted. We shall be pleased to have your instructions.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED.



Manager.

RWW/ELG.

EVACUATION SECTION	
Rec'd	JAN 27 1943
File No.	5131
Ans.	MI
Referred	Don't

out to Don't

January 29, 1943.

Mr. Mantaro Nagano,
Japanese Registration No. 08988,
Bay Park, 16 - 6th Avenue,
Slocan City, B. C.

Dear Sir:

We are in receipt of your letter of the 23rd instant, and would say that the valuation of \$1,500.00 placed on your property by independent valuers ties in pretty well with the Collector's notice of taxes for 1942 which we have on file from the city of Duncan. This gives the assessed value of the land at \$1,050.00 and improvements at \$400.00, making a total of \$1,450.00. As you for many years have accepted this valuation, we are not prepared to have another independent valuer price the property.

Respecting the second paragraph of your letter, we have no note on our file that you put the value of \$5,000.00 on your property when you declared same to us, and we would remind you that the house itself is insured for only \$700.00. As explained in several previous letters, you have no equity in this property, and we have therefore confirmed our previous advices to J. H. Whittome & Co. that they may inform the Agents for the Duncan Estate that the Custodian has no objection to foreclosure proceedings being taken.

In the penultimate paragraph of your letter under reply you write as follows:

"However, had times been normal I would have been able to make payments, but due to circumstances over which we have no control we have been moved by the Commission...."

We would point out that this is not the case, as no interest has been paid since August 1939, and the Principal on the Mortgage still stands at \$1,200.00. As previously pointed out, however, if you are in a position to pay up these arrears, then that is another question altogether, but our understanding is that you cannot do this and it is apparently impossible to rent the premises at anything like the figure required to cover interest on Mortgage, say at 6%, which is

January 29, 1943.

J. H. Whittome & Company, Ltd.,
Whittome Building,
Duncan, B. C.

Dear Sirs:

Re: MARIANO NAGANO, #38988

We thank you for your letter of the 25th instant respecting the property owned by the above and have noted carefully what you write. We must say that we do not see how the offer of renting these premises at \$100.00 per annum is going to help matters in view of the following:

Interest on Principal outstanding, viz. \$1200.00 at say 6%	\$72.00
Interest on Interest outstanding, viz. say \$1100.00 at 6%	<u>\$66.00</u>
TOTAL	138.00

In addition to the above, taxes outstanding on the property amount to about \$164.00 and the annual taxes are we understand approximately \$50.00/\$55.00, and insurance on the building amounts to about \$8.00 per annum.

In these circumstances it seems to us that the better plan would be for you to get the Agents of the Estate, Messrs. Duncan and Christmas, to adopt the lines indicated in our letter of the 26th of November, viz. that the Custodian would have no objection to foreclosure proceedings being taken since the Japanese is not willing to agree to a Quit Claim.

The furniture of course would have to be removed, and our Protection Department advise that there will be no difficulty whatsoever in arranging this satisfactorily.

On the other hand, if the house and approximate four acres can be rented for a considerably higher amount per annum, then this

ESTABLISHED 1888

J. H. Whittome & Co., Ltd.

Real Estate, Financial and Insurance Agents
Bonds and Stocks

Office of the Custodian
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

EVACUATION SECTION

Rec'd FEB - 8 1943

File No. 5131

Ans.

Referred

Done

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B.C.

February 5th, 1943

Your file No. 5131

Re: Mantaro NAGANO, #08988

With reference to yours of January 29th, the writer discussed the contents of your letter with Mr. K. F. Duncan of Messrs. Duncan & Christmas who are agents for the W. C. Duncan Estate and it was arranged that he would write us in this connection. A copy of his letter is enclosed herewith.

Yours faithfully,

J.H. WHITTOME & CO. LIMITED.

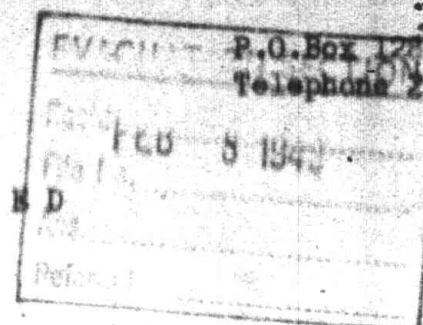
J. H. Whittome

Manager.

HWW/ELG.

Real Estate
Insurance
Investments

DUNCAN & CHRISTMAS LIMITED
FINANCIAL AGENTS



Duncan, B. C.
February 1st, 1943

R. W. Whittome, Esq.,
s/o J. H. Whittome & Co. Ltd.,
Duncan, B. C.

Dear Sir:

Re: Mantaro MAGANO Property in Duncan, B.C.

With regard to the suggestion of the Custodian that I apply for a foreclosure of my mortgage against this property, I would like to point out that the mortgage and arrears of interest now exceed the value of the security.

Accumulated taxes against the property will make the situation even worse and last year the opportunity of renting for an amount sufficient to pay the current years taxes was lost owing to delay on the part of the Custodian's office in accepting the offer.

If the expense of a foreclosure is added my loss will be increased by that amount. I am prepared to accept a Quit Claim and thus keep down the expense to a minimum.

Yours truly,

K. F. DUNCAN.

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5131

Feb. 19, 1943.

Messrs. J. H. Whittome & Co. Ltd.,
Whittome Building,
Duncan, N. C.

Dear Sirs:

Re: Mantaro NAGANO, #08988.

With reference to your letter of the 5th instant we wish to advise you that we have again written Mr. Mantaro NAGANO and have asked him to give further consideration to the signing of the Quit Claim Deed in favour of the W. C. Duncan Estate.

In the meantime would you please be good enough to try and obtain a tenant in order that some revenue may be derived from the property.

Yours truly,

W. C. Bowie.
Administration Department.



WCB/CD

5131

Feb. 19, 1943.

Mr. Mantaro NAGANO,
Reg. No. 08988,
Slocan Extension, B. C.

Dear Sir:

On December 30 last we wrote you enclosing Quit
Claim Deed for your signature in connection with;

Lots 5 - 15 inclusive, Plan 1546 and balance of Block
9, Plan 798A. City of Duncan.

At that time we advised you that it would be to your interest
to get clear of the property as our valuator figured that
you had no equity in same.

We again reiterate our arrangements made at that
time and would ask you to kindly give further consideration
to the completion of the Quit Claim Deed.

Yours truly,

W. C. Bowie.
Administration Department.

WCB/CD

Established 1898

J. H. Whittome & Co., Limited

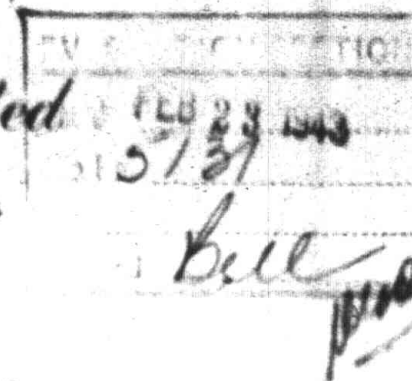
Real Estate, Financial and Insurance Agents
Bonds and Stocks

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B. C.

February 22nd, 1943



Office of the Custodian,
506 Royal Bank Building
Vancouver, B. C.

Your File #5131

Dear Sirs:

Re: Mantaro NAGANO, #08988.

We have your letter of the 19th instant and note that you have again written to Mantaro Nagano asking him to give further consideration to the signing of the Quit Claim Deed in favour of the W. C. Duncan Estate.

With regard to securing a tenant for this property, we would refer you to our letter of January 25th in which an offer was put forward to rent this at \$100 per annum. As the agents for the Duncan Estate are quite satisfied to rent at this figure we think that the offer should be accepted.

Yours faithfully,

J. H. WHITTOME & CO., LIMITED.

Manager.

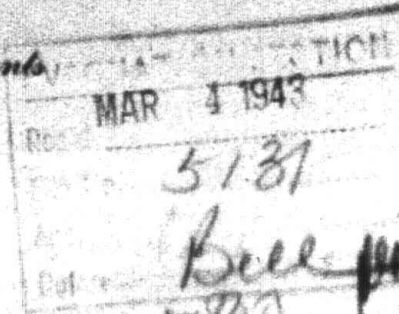
RWW/ELG.

ESTABLISHED 1898

J. H. Whittome & Co., Ltd.
Real Estate, Financial and Insurance Agents
Bonds and Stocks

VICTORIA BRANCH
1012 BROAD STREET

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.



Whittome Building
Duncan, B.C.
March 2nd, 1943

Your File #5131

Dear Sirs:

Re: Mantaro NAGANO, #08988.

With further reference to the offer being made for the rental of this property, would you kindly advise us if there is any likelihood of this being accepted as the agents for the Duncan Estate have been in touch with us and seem most anxious that the offer they have received, of \$100.00 per annum should be accepted.

Yours faithfully,

J. H. WHITROME & CO. LIMITED

Manager.

RWW/ELG.

5131

March 8, 1943.

Messrs. J. H. Whittome & Co. Ltd.,
Whittome Building,
Duncan, B. C.

Dear Sirs:

Re: Mantaro MAGANO. Reg. #08988.

We are in receipt of your letters of the 22nd
ultimo and 2nd instant.

In view of the fact that the Agents of the Duncan
Estate are anxious to accept the rental offer of \$100.00 per
annum, this office does not object to such acceptance as they
are the party now most vitally interested in the property.

A copy of the agreement entered into will as usual
be required for our records.

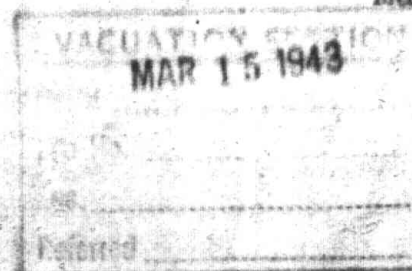
Yours truly,

R. G. Bell.
Administration Department.

RGB/CD

Duncan, B.C.

March 9, 1943.



The Custodian of Enemy Property,
Japanese Evacuation Section,
1404 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

I hereby agree to rent the Mantaro Nagano property in Duncan for a period of one year from this date at a rent of one Hundred Dollars payable \$50.00 on this date and the balance of \$50.00 on the first day of July 1943. The said property is described as follows:

1. Lots 5 to 14 inclusive of Section 18, Range 6, Quamichan District, Plan 1546.
2. Block 9 of Section 18, Range 6, Quamichan District, Plan 798-A except the part subdivided by Plan 1546.

I would like to have the privilege of re-renting at the end of the present twelve months in the event of the property being then available for rent.

I would like it understood that any glass put on the greenhouse by me will remain my property and can be removed by me.

Yours truly,

H. A. Denny.

H. A. Maynard Denny.

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P.O. Box 101,
Duncan, B. C.
March 10th, 1943.

J. H. Whittome & Co. Ltd.,
Duncan, B. C.

Dear Sirs:

A serious fire hazard exists on the property under the name of Nazano, Montano, Block 9, Map 798-A, in the form of long grass and growth, which is in a very inflammable state.

The Duncan Fire Dept. would be glad to attempt a burning of this grass area, provided a suitable fire guard was ploughed around the property and possibly one or two cross sections ploughed as a preventive measure against fire spreading.

As this fire hazard is daily becoming more dangerous, your prompt attention may avoid a serious conflagration; therefore can you arrange to have this ploughing done immediately, and thus enable the Fire Dept. to make necessary arrangements for burning.

Yours truly,

F. R. NEWHAM

Local Assistant Fire Marshal.

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Established 1898

J. H. Whittome & Co., Limited

Real Estate, Financial and Insurance Agents
Bonds and Stocks

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B. C.

March 11th, 1943

EVACUATION SECTION	
Rec'd	MAR 12 1943
File No.	5731
Ans.	
Referred	Bell

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

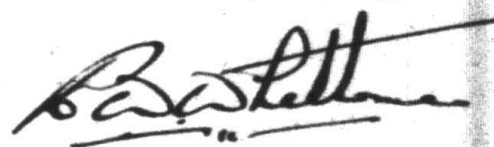
Re: Mantaro NAGANO, TORONTO

With reference to our previous correspondence regarding the renting of the property owned by the above, we are sorry to say that we have just been advised by Messrs. Duncan & Christmas, agents for the W. C. Duncan Estate who hold the Mortgage on this property, that the application to rent this property at \$100 per annum has been withdrawn.

By today's mail we received a communication from the Local Assistant Fire Marshal which refers to the same property and the fire hazard which now exists and a copy of his letter is enclosed herewith. Would you please let us have your instructions.

Yours faithfully,

J. H. WHITOME & CO. LIMITED.



Manager.

RRW/ELG.
Encl.

Established 1898

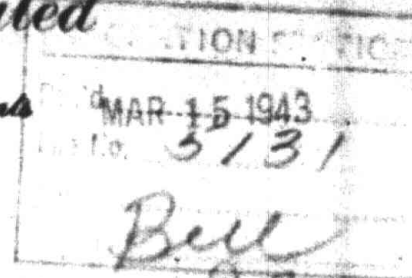
J. H. Whittome & Co., Limited

Real Estate, Financial and Insurance Agents
Bonds and Stocks

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B. C.
March 12th, 1943



Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your File #5131

Dear Sir:

Re: Mantaro NAGANO, #08988

We have received another proposal to rent the property owned by the above through Messrs. Duncan and Christmas, Agents for the Estate who hold a Mortgage on this property, and a letter referring to the offer is enclosed herewith and we see no reason why this should not be accepted.

In the event of its acceptance would you kindly advise us whether the proceeds of the rental are to be remitted to you or whether it will be in order for the agents of the Mortgagees to retain this money to apply towards their arrears of interest.

An early reply would be very much appreciated.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED.

A handwritten signature in dark ink, appearing to read 'J. H. Whittome'.

Manager.

RWW/ELG.
Encd.

171.

March 16, 1943.

Messrs. J. H. Whittome & Co. Ltd.,
Whittome Building,
Duncan, B. C.

Dear Sirs:

Re: Mantaro NAGANO - Reg. No. 08968.

We are in receipt of your letter of the 12th instant enclosing a new offer to rent the Duncan property of the above, known as Lots 5 to 15, Plan 1546 and the balance of Block 9, Plan 778A.

Our letter of the 8th instant will be your authority to accept this offer and we would ask you to supply us with a copy of the Agreement when made. Rent, less your commission, should be forwarded to this office as usual.

With regard to the fire hazard referred to in your letter of the 11th, we shall be glad to have your recommendations. As you are no doubt aware, there are no funds available in this account and we hope that the hazard will be greatly reduced, if not entirely removed by the presence of tenants on the property.

Yours truly,

R. G. Bell,
Administration Department.

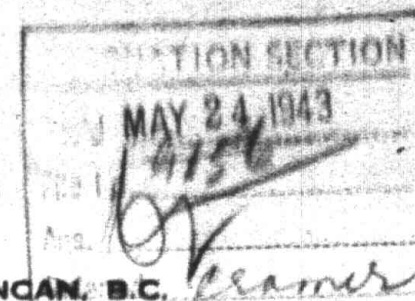
RGB/P.

OFFICE OPEN TO THE PUBLIC
NINE TO FOUR DAILY
SATURDAY, NINE TO TWELVE



P. O. BOX 188

TELEPHONE 133



DUNCAN, B.C.

May 21st, 1943.

File 5131

The Title Examiner,
Japanese Evacuation Section,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Your File No. G/156.

I enclose herewith Tax Notices in duplicate
covering Japanese owned properties in the City of Duncan.

The property in the name of Mantaro Nagano 5131
is now being rented. As the City of Duncan cannot sell
Enemy property at tax sale, it seems only fair that any
rentals should first be applied to the payment of delinquent
taxes. I understand that a letter from you to Mr. K.F. Duncan
to this effect would be acted upon.

Yours faithfully,

E. S. Fox.

ESF:FW
Encls.

E. S. Fox,
C. M. C.

5131.

April 15th, 1943.

Messrs. J. H. Whittons Co. Ltd.,
Whittons Bldg.,
Duncan, B. C.

Dear Sir:

Re: Mantaro NAGANO - Reg. No. 08988.

Under date of the 13th instant the Local Assistant Fire Marshall for Duncan has addressed this office with regard to the property of the above Evacuee on Jubilee Street, stating that "I find that area covered with dry grass and litter creates very serious inflammable conditions" and continuing "You are hereby ordered to within 10 days remove these inflammable conditions by taking steps to remove the dry grass and litter."

This fire hazard was referred to in your letter of the 11th ultimo, and in our reply of the 16th, in which we expressed the hope that the presence of tenants on the property would result in the reduction, if not complete removal of the hazard.

We do not appear to have had any reply from you regarding the anticipated renting of the property and as we have no funds in this account, we are handicapped in making any suggestions involving expense, particularly where we have no estimate of what that expense will be.

We desire to co-operate with the local authorities and would ask you to consult the Local Assistant Fire Marshall regarding the most economical and effective way of removing the fire hazard, using your own discretion in committing this office to a small expenditure for the purpose, if necessary, and advising us in due course of the result of your interview.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

Established 1898

J. H. Whittome & Co., Limited

Real Estate, Financial and Insurance Agents
Bonds and Stocks

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building

Duncan, B. C.

April 16th, 1943

EVACUATION SECTION

Rec'd. APR 19 1943

File No.

Ans.

Referred Bell

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your File #5131

Dear Sir:

Attention of Mr. Bell

Re: Mantaro NAGANO, Reg. No. 08988

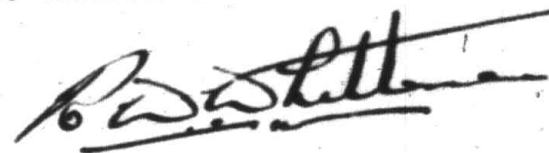
We have your letter of the 15th instant which refers to a notice received from the Local Assistant Fire Marshall of Duncan. We have been in telephone communication with this gentleman and apparently the Assistant Fire Marshall for the Province gave instructions that this notice was to be served on you. However, as the property has now been rented we would suggest that you return the notice with instructions that this be served on the tenants, Miss N.C. Denny and H.A. Maynard Denny whose address is care of Queen Margaret's School, Duncan.

We wrote to you regarding this tenancy and from your reply, dated March 16th, we took it that you were fully aware that this property had been rented. For your information Miss Denny operates a girls' private school here and the grounds will be used for the growing of vegetables and the dry grass which they refer to we understand is to be plowed under, thus doing away with the fire hazard.

There is one other point, that if this grass were burned as the soil would be peaty, the fire would undoubtedly do the land considerable damage. In view of the fact that the property was rented we naturally thought that if the Fire Marshall saw fit to serve notice he would serve this on the tenants.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED.



Manager.

RWW/ELG.